

Pahlavani Property

Project Narrative

On behalf of the owner of these properties, we request a pre-application conference to determine the development potential for two properties with the following parcel identification numbers: 040-39-5426 and 040-39-1727. The two parcels share a common property line and are currently zoned A-3. Existing Russel Branch Parkway splits both parcels roughly in the middle. The parcels are surrounded by a single-family residence to the west, Harry Byrd Hwy to the north, a Loudoun County Board of Supervisors property to the northeast (Old Toll House) and Broad Run to the east and south. Both properties are currently serviced by well and septic. There are public water and sewer facilities to the west, which may need to be extended to service the property.

In looking at the Suburban Policy Area map of the Loudoun County Comprehensive Plan (LCCP), the parcels are in the Suburban Mixed-Use subarea. According to the LCCP, the Suburban mixed-use area is well suited for a mix of residential, commercial, entertainment and recreational amenities. The Kincora Village Center (ZMAP 2008-0021) which lies across Broad Run was rezoned to the PD-MUB district regulations and features a mixture of high-density residential, commercial and recreation uses.

The vision is to look at these properties as an extension of the Kincora Village Center. The intent of this application would be to provide a mix housing options on the subject property while relying on the uses approved in Kincora to provide the mix of non-residential uses. The Russell Branch corridor already contains non-residential uses, such as office, self-storage, and a pending site plan for an automobile dealership.

Questions/Discussion Items

1. Knowing that the parcels are located within the Suburban Mixed-Use subarea:
 - a. Is the PD-MUB district the most appropriate, or is it advisable to pursue an "R" district if not pursuing a true mix of uses on the subject property?
 - b. Confirm setback and yards
2. Possibility for a modification (ZMOD or SPEX?) to the parking and/or building setback requirements from Harry Byrd Hwy to be reduced to 100' and 125' respectively which is comparable with the modifications granted for ZMAP 2018-0012.

Existing Conditions Plat Narrative

- The subject property is within the Floodplain Overlay District.
- The subject property is within the Scenic Creek Valley Buffer associated with Broad Run.
- There are no known pollution sources or springs per Loudoun County GIS.
- There are existing Wetlands onsite per Loudoun County GIS.
- There are no Hydric soils
- There are steep slopes per Loudoun County GIS
- There is an existing building structure on parcel 040-39-5426, which will most likely be removed with development of the property